

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2017  
SEPTEMBER 1, 2016**

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
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**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET SUMMARY  
FISCAL YEAR 2017**

**REVENUES**

Assessments (net of discounts)	\$ 3,528,151
Miscellaneous	53,900
Total revenues	3,582,051

**EXPENDITURES**

**Professional & admin**

Supervisors	23,000
Professional services	201,131
Insurance	11,896
Property taxes	3,000
Tax collector	73,503
Miscellaneous	31,975
Total professional & admin	344,505

**Field operations**

Utilities	258,500
Pump house shared facility	14,800
Aquatic contract	55,174
Insurance	47,472
Property maintenance	663,020
Employees	431,203
Amenity management	539,020
Repairs & maintenance: projects	3,350
Amenity & community maintenance	242,926
Gate access control (formerly: Security operations)	198,896
Miscellaneous contingency	4,000
Miscellaneous field operations	51,425
Total field operations	2,509,786

**Infrastructure reinvestment**

Capital improvements	1,512,705
Total infrastructure reinvestment	1,512,705
Total expenditures	4,366,996
Net change in fund balances	(784,945)
Fund balance - beginning (unaudited)	3,480,420
Fund balance - ending (projected)	
Committed	
Disaster	500,000
Assigned	
3 months working capital	713,573
Unassigned	1,481,902
Fund balance - ending	\$ 2,695,475

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2017**

	Fiscal Year 2016				Proposed Budget FY 2017
	Adopted Budget FY 2016	Actual through 3/31/16	Projected through 9/30/2016	Total Revenue and Expenditures	
<b>REVENUES</b>					
Assessment levy: general	\$ 2,759,632				\$ 2,908,448
Assessment levy: infrastructure reinvestment	867,486				758,083
Assessment levy - Escalante, LLC <sup>3</sup>	7,923				8,626
Allowable discounts (4%)	(145,402)				(147,006)
Assessment levy - net	3,489,639	\$ 3,176,920	\$ 305,445	\$ 3,482,365	3,528,151
Reuse water	32,000	9,347	22,007	31,354	32,000
Gate & amenity guest	12,000	6,568	5,835	12,403	12,000
Tennis	2,400	1,363	1,099	2,462	2,400
Room rentals	2,000	600	2,050	2,650	2,000
Advertising income	-	14,570	-	14,570	-
Interest and miscellaneous	5,500	3,455	2,700	6,155	5,500
Amenity activity share	-	17,400	-	17,400	-
Settlements	-	4,525	-	4,525	-
Insurance proceeds	-	5,344	-	5,344	-
Total revenues	3,543,539	3,240,092	339,136	3,579,228	3,582,051

**EXPENDITURES**

**Professional & admin**

Supervisors - regular meetings	12,000	5,800	6,200	12,000	12,000
Supervisor - workshops	11,000	3,800	7,200	11,000	11,000
District management	34,282	11,427	22,855	34,282	34,968
Administrative	9,142	4,285	4,857	9,142	9,307
Accounting	18,855	9,428	9,427	18,855	19,194
Assessment roll preparation	8,571	4,285	4,286	8,571	8,725
Disclosure report	2,000	1,000	1,000	2,000	2,000
Trustee	7,837	4,337	3,500	7,837	7,837
Audit	11,200	5,500	5,700	11,200	11,200
Arbitrage rebate calculation	2,400	750	1,650	2,400	2,400
Legal - general counsel	80,000	43,321	46,417	89,738	87,500
Engineering	18,000	5,314	10,231	15,545	18,000
Insurance: general liability & public officials	10,600	10,227	-	10,227	11,896
Legal advertising	3,500	995	2,531	3,526	3,500
Bank fees	1,500	768	732	1,500	1,500
Dues & licenses	175	175	-	175	175
Website hosting & development	1,800	712	1,088	1,800	1,800
Communications: e-blast	500	408	-	408	500
Music licensing	-	2,842	-	2,842	3,000
IT support	15,000	14,951	7,000	21,951	18,000
Property taxes	3,000	2,521	-	2,521	3,000
Postage	3,000	675	1,947	2,622	3,000
Office supplies	500	71	429	500	500
Tax collector	72,701	63,538	9,163	72,701	73,503
Total professional & admin	327,563	197,130	146,213	343,343	344,505

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2017**

	Fiscal Year 2016			Total Revenue and Expenditures	Proposed Budget FY 2017
	Adopted Budget FY 2016	Actual through 3/31/16	Projected through 9/30/2016		
<b>EXPENDITURES (continued)</b>					
<b>Field operations</b>					
<b>Electric</b>					
Electric services - #12316, 85596, 65378	4,200	1,273	2,075	3,348	4,200
Electric- Village Center - #18308	41,500	12,999	26,013	39,012	41,500
Electric - Creekside - #87064, 70333	21,500	8,143	12,022	20,165	21,500
Street lights <sup>1</sup>	48,000	9,871	32,469	42,340	23,000
Propane - spas/café	38,750	25,800	10,446	36,246	38,750
Garbage - amenity facilities	7,000	3,885	3,570	7,455	7,800
<b>Water/sewer</b>					
Water services <sup>2</sup>	98,750	41,610	55,279	96,889	98,750
Water - Village Center - #324043-44997	11,000	4,442	6,069	10,511	11,000
Water - Creekside - #324043-45080	6,500	5,590	6,363	11,953	12,000
Pump house shared facility	14,800	4,944	9,856	14,800	14,800
Aquatic contract	43,795	18,225	25,515	43,740	44,615
Aquatic contract: lake watch	4,076	1,665	2,331	3,996	4,076
Aquatic contract: aeration maintenance	355	-	355	355	355
Lakebank spraying	-	-	-	-	6,128
Insurance: property	39,000	44,382	-	44,382	42,172
Insurance: auto general liability	600	591	-	591	600
Flood insurance	4,700	2,000	-	2,000	4,700
<b>Property maintenance</b>					
Horticultural consultant	7,000	2,000	4,400	6,400	9,600
Landscape enhancement	-	-	-	-	25,000
Landscape repairs & replacement	-	-	-	-	15,000
Sidewalk repairs & replacement	-	-	-	-	10,000
Landscape maintenance contract services	515,380	214,742	300,634	515,376	531,420
Landscape maintenance: croquet	26,000	10,636	14,896	25,532	28,000
Tree maintenance (Oak tree pruning)	14,400	4,000	10,400	14,400	30,000
Optional 3rd flower rotation	14,000	14,869	-	14,869	14,000
Irrigation repairs & replacement	20,000	4,367	18,147	22,514	20,000
Street light maintenance	20,000	8,194	12,251	20,445	20,000
Lift truck repairs & maintenance	5,000	639	4,565	5,204	5,000
Holiday lights	8,000	7,677	-	7,677	8,000
<b>Staff support and amenity operations</b>					
Payroll	306,851	148,892	155,706	304,598	321,940
Merit pay/bonus	10,000	3,872	6,128	10,000	10,000
Payroll taxes	40,044	16,889	23,155	40,044	42,013
Health insurance	-	11,948	-	11,948	38,000
Insurance: workers' compensation	8,000	9,614	-	9,614	9,750
Payroll services	3,000	1,710	1,078	2,788	3,000
Mileage reimb: operations manager	2,500	1,091	1,409	2,500	2,500
Car allowance: staff	4,000	1,667	2,333	4,000	4,000

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GENERAL FUND BUDGET  
FISCAL YEAR 2017**

	Fiscal Year 2016			Total Revenue and Expenditures	Proposed Budget FY 2017
	Adopted Budget FY 2016	Actual through 3/31/16	Projected through 9/30/2016		
<b>EXPENDITURES (continued)</b>					
Amenity Management	477,225	231,662	245,563	477,225	477,225
Amenity Operations & Maintenance	61,795	29,998	31,797	61,795	61,795
Amenity A/C maintenance and service	3,750	380	3,370	3,750	3,750
Fitness equipment service	6,500	2,148	2,142	4,290	6,500
Amenity cable/internet	10,500	7,072	6,298	13,370	14,500
Office supplies: field operations	11,000	2,551	6,836	9,387	11,000
Village center telephone, fax	11,000	4,578	4,880	9,458	10,000
Creekside telephone & fax	11,000	4,509	4,987	9,496	10,000
Pool/spa permits	875	-	875	875	875
Pool chemicals	12,750	5,445	6,584	12,029	13,176
Pest control	3,000	1,229	1,819	3,048	3,050
Amenity maintenance	75,000	45,140	40,953	86,093	85,000
Community maintenance	75,000	47,828	27,121	74,949	75,000
CERT operations	500	86	-	86	500
Repairs & maintenance: projects					
Fire & security system	3,350	1,084	1,980	3,064	3,350
Gate access control (formerly: Security operations)					
Gate access control staffing	120,860	52,725	74,803	127,528	121,396
Additional guards	17,225	-	5,200	5,200	25,000
Guardhouse & gate facility maintenance	17,500	6,865	10,635	17,500	18,500
Gate communication devices	15,000	3,895	6,421	10,316	12,000
Gate operating supplies	22,000	2,657	17,512	20,169	22,000
Special events	8,000	255	7,722	7,977	8,000
Community information guide	20,000	-	20,000	20,000	-
Miscellaneous contingency	4,000	54	3,946	4,000	4,000
Capital outlay: Tract K*	-	54,346	-	54,346	-
Total field operations	<u>2,376,531</u>	<u>1,152,734</u>	<u>1,278,909</u>	<u>2,377,297</u>	<u>2,509,786</u>
Total admin & field ops expenditures	<u>2,704,094</u>	<u>1,349,864</u>	<u>1,425,122</u>	<u>2,720,640</u>	<u>2,854,291</u>
<b>Infrastructure reinvestment</b>					
Capital improvements <sup>4</sup>					
General infrastructure replacement/repair	590,969	434,790	156,179	590,969	600,705
Road project	-	-	-	-	912,000
Total infrastructure reinvestment	<u>590,969</u>	<u>434,790</u>	<u>156,179</u>	<u>590,969</u>	<u>1,512,705</u>
Total expenditures	<u>3,295,063</u>	<u>1,784,654</u>	<u>1,581,301</u>	<u>3,311,609</u>	<u>4,366,996</u>

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FISCAL YEAR 2017**

	Fiscal Year 2016			Total Revenue and Expenditures	Proposed Budget FY 2017
	Adopted Budget FY 2016	Actual through 3/31/16	Projected through 9/30/2016		
<b>EXPENDITURES (continued)</b>					
Excess/(deficiency) of revenues over/(under) expenditures	248,476	1,455,438	(1,242,165)	267,619	(784,945)
Fund balance - beginning (unaudited)	2,927,814	3,212,801	4,668,239	3,212,801	3,480,420
Fund balance - ending (projected)					
Committed					
Disaster <sup>6</sup>	500,000	500,000	500,000	500,000	500,000
Roads (2017 project)	484,945	484,945	484,945	484,945	-
Roads <sup>7</sup>	300,000	300,000	300,000	300,000	-
Assigned					
3 months working capital <sup>5</sup>	680,514	680,514	680,514	680,514	713,573
Unassigned	1,215,321	2,702,780	1,460,615	1,514,961	1,481,902
Fund balance - ending	<u>\$ 3,176,290</u>	<u>\$ 4,668,239</u>	<u>\$ 3,426,074</u>	<u>\$ 3,480,420</u>	<u>\$ 2,695,475</u>

<sup>1</sup>See exhibit 1.

<sup>2</sup>See exhibit 2.

<sup>3</sup>See exhibit 3

<sup>4</sup>See exhibit 4. Also, please note that in conformity with the District's capitalization policy, only items/projects in excess of \$5,000 will be reflected on the schedule of capital assets.

<sup>5</sup>This item represents fund balance that will be needed to cover expenditures from 10/1/15 through 12/31/15. Note, fiscal

<sup>6</sup>This item represents a portion of fund balance that is intended to cover the costs of a material disaster, which is defined

<sup>7</sup>This item represents fund balance that will be expended in the future for road repairs.

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional and Administrative Services**

Supervisors - regular meetings	\$ 12,000
<p>Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates twelve meetings and all five Board Members receiving fees.</p>	
Supervisor - workshops	11,000
<p>Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates eleven workshop meetings and all five Board Members receiving fees.</p>	
District management	34,968
<p><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and operate &amp; maintain the assets of the community.</p>	
Administrative	9,307
<p><b>Wrathell, Hunt and Associates, LLC</b> provides administrative services to the District under the management services agreement. These services include preparation of meeting agenda and minutes, maintaining the District website, records retention, resident requests and all regulatory requirements involving documentation of District activities.</p>	
Accounting	19,194
<p><b>Wrathell, Hunt and Associates, LLC</b> provides budget preparation and reporting, cash management, revenue reporting and accounts payable functions.</p>	
Assessment roll preparation	8,725
<p><b>Wrathell, Hunt and Associates, LLC</b> provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments. This was titled "financial consulting services" in the previous fiscal year.</p>	
Disclosure report	2,000
<p><b>Wrathell, Hunt and Associates, LLC</b> provides disclosure report services. The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934.</p>	
Trustee	7,837
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	
Audit	11,200
<p>The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. Grau &amp; Associates conducts the District's audit.</p>	
Arbitrage rebate calculation	2,400
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Legal - general counsel	87,500
<p>Clark &amp; Albaugh, LLP. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	



**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Engineering	18,000
<p>Genesis Group was hired December 1, 2012 to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Insurance: general liability & public officials <sup>3</sup>	11,896
<p>The District carries public officials and general liability and public officials insurance with policies written by Preferred Governmental Insurance Trust and these amounts have been combined for the current year budget. The limit of liability is set at \$2,000,000 for general liability (\$4,000,000 general aggregate) and \$2,000,000 for public officials liability (\$2,000,000 general aggregate).</p>	
Legal advertising	3,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Bank fees	1,500
<p>Bank charges incurred during the year.</p>	
Dues & licenses	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Website hosting & development	1,800
<p>Atlas Professional Services Inc, provides website hosting for a fee of \$10.00 per month and website maintenance at an hourly rate of \$115.00. The agreement went into effect on October 1, 2009 and shall remain in full force and effect until terminated by either party.</p>	
Communications: e-blast	500
<p>Constant Contact, Inc. transmits District news and information to the residents via email.</p>	
Music licensing	3,000
IT support	18,000
Property taxes	3,000
<p>The District pays property taxes to Flagler County on certain parcels of land within the District. Ad valorem taxes are assessed for the parking lot at Escalante Golf.</p>	
Postage	3,000
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Office Supplies	500
<p>Accounting and administrative supplies.</p>	
Tax collector	73,503
<p>The tax collector's fee is 2% of assessments collected.</p>	
<b>Field operations</b>	
<i>Electric</i>	
Electric services - #12316,65378,85596	4,200
<p>FPL charges for electric usage at the main entrance, guardhouse (AC/heat) and lights(#65378), pond aerator, electric at south entrance (#12316) and electric at the north entrance gate house.</p>	
Electric- Village Center - #18308	41,500
<p>FPL charges for electric usage at the Village Center, which includes air conditioning, heating, pool equipment, café appliances and lights.</p>	
Electric - Creekside - #87064, 70333	21,500
<p>FPL charges for electric usage at the Creekside facility, which includes air conditioning, heating, pool equipment and lights. Account #87064 is for air conditioning and account #70333 is for pool pumps and lighting.</p>	

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Street lights <sup>1</sup>	23,000
FPL bills for energy usage of the 495 streetlights located within the District as shown in exhibit 1.	
Propane - Pool/spas/café	38,750
Propane gas is provided by Amerigas Corporation for water heating purposes at the Village Center and Creekside. The agreement went into effect on July 30, 2009 and either party may terminate the agreement upon 30-days written notice. There are two tanks at the Village Center, a 1000 gallon to provide auxiliary pool heating, spa heating and hot water for fitness center. A 500 gallon tank provides café cooking and hot water needs. A 500 gallon tank at Creekside provides auxiliary pool, spa and water heating needs. An auxiliary pool heater was installed at Creekside in March 2010.	
Garbage - amenity facilities	7,800
District contracts with Waste Management Corporation to supply dumpsters for garbage and trash removal at Village Center and Creekside.	
<i>Water/Sewer</i>	
Water services <sup>2</sup>	98,750
Reuse and potable water is supplied by City of Palm Coast for irrigation purposes. Exhibit 2 lists all of the accounts. The potable water accounts were not converted to reuse because of the extensive conversion costs (account #'s 46201, 46064 and 46200).	
Water - Village Center	11,000
Potable water/sewer is supplied to the Village Center by the City of Palm Coast. (account # 44997)	
Water - Creekside	12,000
Potable water/sewer is supplied to Creekside by the City of Palm Coast (account # 45080).	
Pump house shared facility	14,800
The District has a shared services agreement with Escalante Golf for the operation and maintenance costs of the Marlin Drive pump house. The District bills Escalante Golf 75% of all costs and pays the remaining 25% per the agreement. The agreement went into effect on November 10, 2005 and shall terminate upon the termination of the reclaimed water agreement dated November 17, 2005.	
Aquatic contract	44,615
Aquatic Systems Inc. provides algae and aquatic weed control, shoreline grass control to the water's edge, water chemistry testing, triploid grass carp stocking and permitting, carp barrier installation and management reporting for the 47 waterways located within the District.	
Aquatic contract: lake watch	4,076
Aquatic contract: aeration maintenance	355
Lakebank spraying	6,128
Property insurance	42,172
The District carries property insurance with Florida Property Alliance. This policy insures District property and contents.	

**GRAND HAVEN  
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DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Insurance: Auto general liability	600
Represents automobile insurance for the District's E-350 work van with lift bucket. The limit of liability is \$1,000,000 for any one accident or loss.	
Flood insurance	4,700
The District carries flood insurance. The limit of coverage is \$4,000,000. The deductible is \$1,000 (except for the conspan and walking bridges). The deductible for the conspan and walking bridges is 5% of their respective values.	
Property maintenance	
Horticultural consultant	9,600
The District contracted with Louise Leister (horticulturalist) in March 2010 to audit current landscape specifications and develop a landscape master plan that will provide ecological, environmental and economical benefits.	
Landscape enhancement	25,000
Landscape repairs & replacement	15,000
Repairs and/or replacement of existing turf, trees, plants and other landscaping.	
Sidewalk repairs & replacement	10,000
Repairs and/or replacement of existing sidewalks.	
Landscape maintenance service contract	531,420
Effective October 1, 2014, the District has agreed to compensate Austin Outdoors/Yellowstone for general landscape maintenance services at an annual rate of \$515,380 for year 1 and 2 of the initial term of the agreement (after reducing for croquet landscape maintenance exp), payable in twelve equal monthly installments of \$42,948.34. In year 3 of the contract, the District has agreed to compensate Austin Outdoors/Yellowstone for general landscape maintenance services at an annual rate of \$531,418.21 that is also payable in twelve equal monthly installments of \$44,284.85. Annual palm tree pruning services are included (after reducing for croquet landscape	
Landscape maintenance: croquet	28,000
Effective May 1, 2015, the District has entered into an agreement with Precision Land Grading to maintain the croquet courts.	
Tree maintenance (Oak tree pruning)	30,000
Optional 3rd flower rotation	14,000
Irrigation repairs & maintenance	20,000
Irrigation repairs and maintenance are provided by Austin Outdoor/Yellowstone. This includes sprinkler system inspections, nozzle adjustments, cleaning, and timer adjustments. Additional repairs are provided upon district approval.	
Street light maintenance	20,000
Repair and maintenance costs associated with the 495 streetlights including all fixtures and lighting parts.	
Lift truck repairs & maintenance	5,000
Holiday lights	8,000
The District provides annual holiday decorations.	
<i>Staff support and amenity operations</i>	
Payroll	321,940
This is payroll for all District employees, which includes: a full-time operations manager, maintenance worker III, maintenance worker I, gate access/administrative support, a full-time administrative support specialist and a maintenance worker. Please note, payroll has been increased by 5% to account for employee wage increases and overtime.	
Merit pay/bonus	10,000
Employee merit and performance based compensation.	

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Payroll taxes	42,013
FICA tax is currently 7.65%.	
Health insurance	38,000
Estimated cost of health insurance for the District's employees.	
Insurance: workers' compensation	9,750
Payroll services	3,000
Payroll for District employees is provided by ADP Corporation	
Mileage reimb: operations manager	2,500
Operations Manager is reimbursed for business mileage at a rate of \$.585/mile per employment agreement. If this is above IRS guideline for mileage reimbursement, the difference will be a taxable benefit.	
Car allowance: staff	4,000
Amenity Management	477,225
The District contracts to manage, maintain and program the District's Village Center, Creekside Amenity Center, and Village Center Café.	
Amenity Operations & Maintenance	61,795
The District contracts for operation and maintenance of seven tennis courts and bocce court as well as swimming pool maintenance services.	
Amenity A/C maintenance and service	3,750
Mike Morello, Inc. provides preventative maintenance on air conditioning systems including filters. The term of agreement commenced on February 2014 and shall expire on January 2015.	
Fitness equipment service	6,500
Lloyd's exercise equipment provides quarterly maintenance on the exercise equipment at Village Center and Creekside fitness centers for \$1700 annually. Lloyd's charges the District \$175 four times per year for service to Creekside and charges \$250 four times per year for service to the Village Center. Lloyd's also performs any repairs or adjustment service to fitness equipment for an additional cost.	
Amenity cable/internet	14,500
Bright House Communications provides cable and internet service at the Village Center and Creekside.	
Office supplies: field operations	11,000
Includes paper, printer cartridges, toner, supplies, folders, binders, equipment purchases, coffee supplies, employee logo shirts and other miscellaneous items.	

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Village center telephone, fax AT&T provides telephone and fax service at the Village Center.	10,000
Creekside telephone & fax AT&T provides telephone and fax service at Creekside.	10,000
Pool/spa permits City of Palm Coast requires annual pool and spa permits to operate these facilities.	875
Pool chemicals The District is billed for pool and spa chemicals at the Village Center and Creekside by Poolsure, Inc.	13,176
Pest control Includes quarterly termite treatment and pest control at each location.	3,050
<i>Repairs and maintenance</i>	
Amenity maintenance These are general expenditures that relate to the maintenance, repair & replacement of district facilities as follows: <ul style="list-style-type: none"> <li>• Pool equipment repair &amp; maintenance</li> <li>• Tennis court equipment &amp; maintenance</li> <li>• Croquet Court equipment &amp; maintenance</li> <li>• Café repairs &amp; maintenance</li> <li>• Amenity building &amp; facility repairs &amp; equipment</li> <li>• Facility Furniture (Pool, croquet, office, &amp; meeting room)</li> <li>• Golf cart repairs &amp; maintenance</li> <li>• Security Cameras repairs &amp; maintenance</li> </ul> Purchases of new items in excess of \$5,000 will be reflected in the capital improvements section.	85,000
Community maintenance These are general expenditures that relate to the maintenance, repair & replacement of District improvements as follows: <ul style="list-style-type: none"> <li>• Painting supplies</li> <li>• Power washing equipment, maintenance &amp; repairs</li> <li>• Sign repair &amp; maintenance</li> <li>• Community repairs supplies</li> <li>• Wooden footbridge repairs &amp; maintenance</li> <li>• Pier repairs &amp; maintenance</li> <li>• Wildlife management</li> <li>• Storage facility rental</li> <li>• Boat &amp; Trailer repairs &amp; maintenance</li> <li>• Security cameras repairs &amp; maintenance</li> <li>• Fence repair &amp; maintenance</li> </ul> Purchases of new items in excess of \$5,000 will be reflected in the capital improvements section.	75,000

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

CERT operations	500
Fire & security system	3,350
These expenditures relate to fire and security tests that are performed periodically.	
<i>Gate access control operations</i>	
Gate access control staffing	121,396
The District contracts to provide security personnel 24/7 at the main gate entrance. Security personnel also monitor access remotely at non-manned entrances. Should the District request extraordinary security officers to work on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving or Christmas Day, the rate for the extraordinary officers will be 50% above the standard rate.	
Additional guards	25,000
As needed for overflow traffic at main gate.	
Guard & gate facility maintenance	18,500
Repair and maintenance of gate access equipment.	
Gate communication devices	12,000
Gate operating supplies	22,000
This includes gate transmitters, gate poles, keypads, control loops, detectors, visitor passes and access strips.	
Special events	8,000
Expense associated with Board sanctioned events and activities.	
Miscellaneous contingency	4,000
Expenses of an expedient or required nature that have not been budgeted elsewhere.	
<b>Infrastructure reinvestment</b>	
Capital improvements <sup>4</sup>	
General infrastructure replacement/repair	600,705
Road project	912,000
Total expenditures	<u>\$ 4,366,996</u>

<sup>1</sup>See exhibit 1.

<sup>2</sup>See exhibit 2.

<sup>4</sup>See exhibit 4.

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2004A BONDS  
FISCAL YEAR 2017**

	Fiscal Year 2017				Proposed Budget FY 2017
	Adopted Budget FY 2016	Actual Through 3/31/2016	Projected Through 9/30/2016	Total Revenue & Expenditures	
<b>REVENUE</b>					
Assessment levy - gross	\$ 43,432				\$ 32,040
Allowable discounts (4%)	(1,737)				(1,282)
Assessment levy - net	41,695	\$ 37,871	\$ 3,824	\$ 41,695	30,758
Interest	-	25	-	25	-
Total revenue	41,695	37,896	3,824	41,720	30,758
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	30,000	-	30,000	30,000	35,000
Interest	7,560	3,780	3,780	7,560	5,880
Total debt service	37,560	3,780	33,780	37,560	40,880
<b>Other fees &amp; charges</b>					
Tax collector	869	757	112	869	641
Total other fees & charges	869	757	112	869	641
Total expenditures	38,429	4,537	33,892	38,429	41,521
Net change in fund balances	3,266	33,359	(30,068)	3,291	(10,763)
Beginning fund balance (unaudited)	102,833	71,522	104,881	71,522	74,813
Ending fund balance (projected)	<u>\$106,099</u>	<u>\$104,881</u>	<u>\$ 74,813</u>	<u>\$ 74,813</u>	<u>64,050</u>
Use of fund balance:					
Debt service reserve account balance (required)					(37,506)
Interest expense - November 1, 2017					(1,960)
Projected fund balance surplus/(deficit) as of September 30, 2017					<u>\$ 24,584</u>

**Grand Haven**

Community Development District

Series 2004 A

\$375,000

**Debt Service Schedule**

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<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2016	-	-	2,940.00	2,940.00
05/01/2017	35,000.00	5.600%	2,940.00	37,940.00
11/01/2017	-	-	1,960.00	1,960.00
05/01/2018	35,000.00	5.600%	1,960.00	36,960.00
11/01/2018	-	-	980.00	980.00
05/01/2019	35,000.00	5.600%	980.00	35,980.00
Total	\$105,000.00	-	\$11,760.00	\$116,760.00

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**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2008 BONDS  
FISCAL YEAR 2017**

	Fiscal Year 2017				Proposed Budget FY 2017
	Adopted Budget FY 2016	Actual Through 3/31/2016	Projected Through 9/30/2016	Total Revenue & Expenditures	
<b>REVENUE</b>					
Assessment levy - gross	\$ 698,991				\$ 641,772
Allowable discounts (4%)	(27,960)				(25,671)
Assessment levy - net	671,031	\$ 610,520	\$ 59,010	\$ 669,530	616,101
Assessment Prepayments	-	5,471	-	5,471	-
Interest	-	190	190	380	-
Total revenue	671,031	616,181	59,200	675,381	616,101
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	555,000	-	555,000	555,000	585,000
Principal prepayment	-	10,000	-	10,000	-
Interest	110,896	55,448	55,448	110,896	84,680
Total debt service	665,896	65,448	610,448	675,896	669,680
<b>Other fees &amp; charges</b>					
Tax collector	13,980	12,210	1,770	13,980	12,835
Total other fees & charges	13,980	12,210	1,770	13,980	12,835
Total expenditures	679,876	77,658	612,218	689,876	682,515
Net change in fund balances	(8,845)	538,523	(553,018)	(14,495)	(66,414)
Beginning fund balance (unaudited)	313,730	324,004	862,527	324,004	309,509
Ending fund balance (projected)	<u>\$304,885</u>	<u>\$862,527</u>	<u>\$309,509</u>	<u>\$ 309,509</u>	<u>243,095</u>
Use of fund balance:					
Debt service reserve account balance (required)					(100,533)
Interest expense - November 1, 2017					(28,768)
Projected fund balance surplus/(deficit) as of September 30, 2017					<u>\$ 113,794</u>

## Grand Haven

Community Development District

Series 2008

### Debt Service Schedule

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<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2016	-	-	42,340.00	42,340.00
05/01/2017	585,000.00	4.640%	42,340.00	627,340.00
11/01/2017	-	-	28,768.00	28,768.00
05/01/2018	605,000.00	4.640%	28,768.00	633,768.00
11/01/2018	-	-	14,732.00	14,732.00
05/01/2019	635,000.00	4.640%	14,732.00	649,732.00
Total	\$1,825,000.00	-	\$171,680.00	\$1,996,680.00

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**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED ASSESSMENTS**

Projected Fiscal Year 2017 Assessments

Description	Number of Units	General Fund		Debt Service Fund		Combined (General & Debt Service Funds)				
		Admin & Field Ops	Prior Year to Current Year Change	Infrastructure Reinvestment	Prior Year to Current Year Change	DSF	Prior Year to Current Year Change	Total FY 2017 Assessments	Total FY 2016 Assessment	Prior Year to Current Year Change
SF	1,806.0	\$ 1,522.19	\$ 80.90	\$ 396.76	\$ (56.31)	\$ 360.00	\$ (31.00)	\$ 2,278.95	\$ 2,285.36	\$ (6.41)
SF - Parcel 505	89.0	1,522.19	80.90	396.76	(56.31)	360.00	(128.00)	2,278.95	2,382.36	(103.41)
Golf Course - Regular	15.7	1,522.19	80.90	396.76	(56.31)	360.00	(31.00)	2,278.95	2,285.36	(6.41)
Golf Course - Escalante, LLC	-	8,626.00	703.00	-	-	-	-	8,626.00	7,923.00	703.00
<b>Total</b>	<b>1,910.7</b>									

Adopted Fiscal Year 2016 Assessments

Description	Number of Units	General Fund		Debt Service Fund		Combined (General & Debt Service Funds)				
		Admin & Field Ops	Prior Year to Current Year Change	Infrastructure Reinvestment	Prior Year to Current Year Change	DSF	Prior Year to Current Year Change	Total FY 2016 Assessments	FY 2015 Assessment	Prior Year to Current Year Change
SF	1,810.0	\$ 1,441.29	\$ 62.98	\$ 453.07	\$ 21.76	\$ 391.00	\$ -	\$ 2,285.36	\$ 2,200.62	\$ 84.74
SF - Parcel 505	89.0	1,441.29	62.98	453.07	21.76	488.00	-	2,382.36	2,297.62	84.74
Golf Course - Regular	15.7	1,441.29	62.98	453.07	21.76	391.00	-	2,285.36	2,200.62	84.74
Golf Course - Escalante, LLC	-	7,923.00	-	-	-	-	-	7,923.00	7,923.00	-
<b>Total</b>	<b>1,914.7</b>									

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
EXHIBIT 1**

Account #'s that relate to electricity for street lighting

03077-72418*	16841-20452*	31746-34414*	46892-40333	66887-97353*	80103-38286*	97059-34025*
03844-22077*	16866-58285	35053-32407*	49308-52514*	67454-73121*	82303-80555*	99617-71459*
04372-49345	17910-68354*	36422-53078*	52075-89531*	68719-54092*	83099-93130*	
05037-89539	20058-80410*	37829-63213	52774-87285	72285-32359*	86205-52096*	
05565-12564*	23450-60517*	38925-47443*	54366-71209	72722-70245	86660-17150*	
05770-78538*	24131-28287	40124-01297*	55367-58377*	73389-69343*	86884-88256*	
10691-90344*	24993-66322*	40478-68239*	56830-70071	75081-99150	86997-84032*	
11192-53019*	26621-29358*	41361-55118*	61848-75257	75340-89474*	87761-91358*	
12025-64199*	30240-53518*	43324-82035*	62701-24370*	76404-37286	92764-39248*	
12154-81233	31332-89193*	44402-71122*	65696-77369*	77367-05133	95788-94216*	

\*Reflected as a part of summary billing FPL account 79833-72397

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
EXHIBIT 2**

Account #'s that relate to reuse and potable water

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312835-75856	324043-45002	324043-45014	324043-45050	324043-47719
312835-77861	324043-45004	324043-45016	324043-45051	324043-47720
312835-77862	324043-45005	324043-45017	324043-45053	324043-47721
324043-36855	324043-45006	324043-45018	324043-45060	324043-47723
324043-44991	324043-45008	324043-45019	324043-45061	324043-47724
324043-44992	324043-45009	324043-45020	324043-45070	324043-47725
324043-44993	324043-45010	324043-45023	324043-46064	324043-49044
324043-44998	324043-45011	324043-45024	324043-46200	324043-75899
324043-44999	324043-45012	324043-45033	324043-46201	324043-77740
324043-45001	324043-45013	324043-45049	324043-46926	

**GRAND HAVEN  
COMMUNITY DEVELOPMENT DISTRICT  
EXHIBIT 3**

Escalante, LLC (Golf Course) Assessment Detail

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\$ 2,044	Landscape
306	Water
133	Irrigation repairs
3,600	Property taxes on 2 District parking lot parcels
675	Maintenance: pump house equipment
538	Premium related to property ins for Marlin Dr pumphouse
404	Golf course share of CDD parking lot water fee (acct #312835-75941)
581	Aquatic service contract: Marlin Drive reuse pond
<hr/>	
8,281	Subtotal
345	4% allowable discount
<hr/>	
<u>\$ 8,626</u>	Total assessment

EXHIBIT 4  
Expected FY 2017 Capital Needs Based on 10 Year Plan, Draft 4, 6/15/2016

<u>Priority</u>	<u>Type</u>	<u>Item</u>	<u>Location</u>	<u>Planned for 2017</u>	<u>Approved</u>	<u>Project Started</u>	<u>Construction Started</u>	<u>Completed</u>
M	B	Landscape rejuvenation and vine removal		50,000				
M	B	Road Program (repair curbs, resurface & replace concrete roads) (1)		912,000				
M	B	Repair Brick Paver Crosswalks - Main Gate & Montague - FY 2018						
M	B	Repair Front Street Monument Signs		4700				
M	B	Replace 1 gate operator		5,000				
W	E	Main Guard House Roof Coating (included in O&M budget)						
M	B	Replace rotting wooden signs on WSP		10,000				
W	E	Birding path behind Pelican Ct - FY 2018						
M	B	9th green site work - FY 2018						
M	A	Replace steel street lights with terminal rust		25,000				
M	B	Rejuvenate Front Street coquina path - FY 2018	FS					
M	B	Relocate walking path; add wooden bridge @ Turkey Oak Lane - FY 2018	WO					
M	B	Repair VC Buildings Stucco	VC	230,000				
M	B	Replace Bathroom floor/wall tile, shower tile/doors, entrance/water closet doors	VC	50,000				
M	B	Café Bar Renovation-new bar top & front; add glass rack above bar - FY 2018	VC					
M	B	Resurface tennis courts 5 - 7 - FY 2018	VC					
M	A	Replace tennis court fence posts (rust/safety) and fence	VC	80,000				
W	C	Change 40 tennis court lights to LED	VC	85,000				
M	E	Replace 3 VC office computers	VC	1,500				
W	E	Replace Support Columns around Pool Area - FY 2018	VC					
W	E	Add lights to pickleball court	VC	15,000				
M	B	Replace 1 piece of Gym Equipment	VC/CAC	5,000				
M	B	Resurface BB court	VC	2,900				
M	B	Replace Tot Lot facilities	VC	15,000				
M	B	Replace 1 A/C unit	VC/CAC	11,000				
M	B	Replace BB backboards & hoops - 1 @ WO; 2 @ CAC	CAC/WO	3,155				
M	B	Resurface BB court CAC (\$4550) & WO (\$2900)	CAC/WO	7,450				
W	E	Replace Tile around building - cracking-potential safety issue - FY2018	CAC					
		<b>TOTAL - FY2017 EXPECTED CAPITAL PROJECTS</b>		<b>1,512,705</b>				
		<b>BUDGET = \$586,500</b>						
		Monument lights, stop bars/arrows, stop,street & traffic signs and wooden walkway repairs moved from Capital to Community Maintenance;						
		sidewalk & landscape repair moved to field operations expense.						
		(1) Partially funded by road reserves						
<b>Priority</b>	M	Must Do	W	Want to Do				
<b>Type of</b>	A	Safety & Health Must Do	C	Cost Savings				
<b>Project</b>	B	Preserve Capital Must Do	E	Request				
		<u>ROAD RESERVES</u>		<u>ROAD NEEDS</u>		<u>TOTAL ROAD NEEDS</u>		
		Roads - \$300,000		FY 2016 - \$491,300		\$1,067,900		
		FY 2018 roads - \$547,642		FY 2017 - \$420,500		\$ (847,642)		
		TOTAL - \$847,642		FY 2018 - \$156,100		\$ (77,277)		
		FY 2016 Road Budget - \$77,277				NET - \$142,981		